

MCA 76-25-302 Encouragement of development of housing.

(1) The zoning regulations authorized in 76-25-301 must include a minimum of five of the following housing strategies, applicable to the majority of the area, where residential development is permitted in the jurisdictional area:

| Requirement | Discussion with IPC | Council Direction |
|---|--|-------------------|
| (a) Allow, as a permitted use, for at least a duplex where a single-unit dwelling is permitted | Already required - 2023 SB323 | N/A |
| (b) Zone for higher density housing near transit stations, places of employment, higher education facilities, and other appropriate population centers, as determined by the local government | Create an overlay in appropriate areas throughout the city | |
| (c) Eliminate or reduce off-street parking requirements to require no more than one parking space per dwelling unit | Will be implemented - 2025 HB 492 | N/A |
| (d) Eliminate impact fees for accessory dwelling units or developments that include multi-unit dwellings or reduce the fees by at least 25% | Navigate when reviewing incentives within the Infill Policy, winter 2026/spring 2027 | |
| (e) Allow, as a permitted use, for at least one internal or detached accessory dwelling unit on a lot with a single-unit dwelling occupied as a primary residence | Already allowed within the zoning code | |
| (f) Allow for single-room occupancy developments | Already allowed within the zoning code | |
| (g) Allow, as a permitted use, a triplex or fourplex where a single-unit dwelling is permitted | Navigate when reviewing incentives within the Infill Policy, winter 2026/spring 2027 | |
| (h) Eliminate minimum lot sizes or reduce the existing minimum lot size required by at least 25% | Do not implement | |
| (i) Eliminate aesthetic, material, shape, bulk, size, floor area, and other massing requirements for multi-unit dwellings or mixed-use developments or remove at least half of those requirements | Do not implement | |
| (j) Provide for zoning that specifically allows or encourages the development of tiny houses, as defined in Appendix Q of the International Residential Code as it was printed on January 1, 2023 | Already allowed within the zoning code | |
| (k) Eliminate setback requirements or reduce existing setback requirements by at least 25% | Do not implement | |
| (l) Increase building height limits for dwelling units by at least 25% | Do not implement | |
| (m) Allow multi-unit dwellings or mixed-use development as a permitted use on all lots where office, retail, or commercial are primary permitted uses | Already required - 2023 SB245 | N/A |
| (n) Allow multi-unit dwellings as a permitted use on all lots where triplexes or fourplexes are permitted uses | Still exploring | |

**Indicates strategies already required/implemented*